

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
W/S Sanford Avenue, 440' S from *
SWC Sanford & Magruder Avenues * DEPUTY ZONING COMMISSIONER
1st Election District *
1st Councilmanic District * OF BALTIMORE COUNTY
(120 Sanford Avenue) *
CASE NO. 01-274-A
Jeffrey R. Green *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Jeffrey R. Green. The variance request is for property located at 120 Sanford Avenue in the Catonsville area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ½ ft. and a side yard combination of 11 ½ ft. in lieu of the required 15 ft. and 40 ft. respectively to construct an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

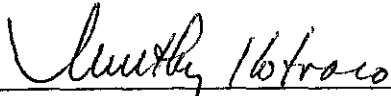
2/7/01
J. R. Green

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

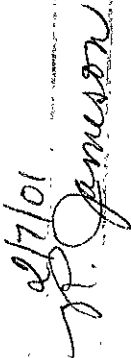
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of February, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ½ ft. and a side yard combination of 11 ½ ft. in lieu of the required 15 ft. and 40 ft. respectively to construct an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/7/01




Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 7, 2001

Mr. Jeffrey R. Green
120 Sanford Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 01-274-A
Property: 120 Sanford Avenue

Dear Mr. Green:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 120 Garford Avenue
which is presently zoned D.R.-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to permit a side

yard setback of $5\frac{1}{2}$ ft. and a side yard combination of $11\frac{1}{2}$ ft. in lieu of the required 15 ft. and 40 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print Jeffrey R Green

Signature Jeffrey R Green

Name - Type or Print only 1 owner

Signature _____

Address 120 Saxford Ave day & eve. 410 744 6509

City Catonsville MD State 21228 Zip Code

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 01-274-A

Reviewed By Bh Date 01/10/01

Estimated Posting Date 01/21/01

ORDER RECEIVED FOR FILING
2/7/01
220 2/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 120 Sanford Avenue
Address Catonsville, MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our home is a small, 100 year old Victorian that has only two bedrooms and one bath. My husband and I have three children and are expecting our fourth child in the near future therefore we are outgrowing the current size of our home. Our proposed addition would add two bedrooms on the second level and a family room and bathroom on the lower level. We propose the addition on the southern side of the home because both the interior and the exterior of the home supports this architectural decision. There is an existing greenhouse on the southern side of the home that we would replace with the addition. To the south of the greenhouse is an old unused gravel driveway that would also be incorporated into the addition. The northern side of the home has our neighbor's fence within several feet of it, and next to that is their parking area, making an addition on the north side of our house most difficult. Our property line on the north side of the house is approximately five feet from our neighbor's property line whereas our property line on the southerly side of our home is some 17 feet from our neighbor's lot. Our proposed addition will conform to the integrity of the original house so that the addition should look as if it had always been a part of the house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Brooke Petzoldt-Green
Signature
Brooke Petzoldt-Green
Name - Type or Print
applicant's wife, not owner of home

Jeffrey R Green
Signature
Jeffrey R Green
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of 1, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brooke Petzoldt-Green & Jeffrey R Green
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-9-01
Date

REU 09/15/98

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02

[Signature]
Notary Public
My Commission Expires 5-29-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

120 Sanford Avenue
Address
Catonsville, MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our home is a small, 100 year old Victorian that has only two bedrooms and one bath. My husband and I have three children and are expecting our fourth child in the near future therefore we are outgrowing the current size of our home. Our proposed addition would add two bedrooms on the second level and a family room and bathroom on the lower level. We propose the addition on the southern side of the home because both the interior and the exterior of the home supports this architectural decision. There is an existing greenhouse on the southern side of the home that we would replace with the addition. To the south of the greenhouse is an old unused gravel driveway that would also be incorporated into the addition. The northern side of the home has our neighbor's fence within several feet of it, and next to that is their parking area, making an addition on the north side of our house most difficult. Our property line on the north side of the house is approximately five feet from our neighbor's property line whereas our property line on the southerly side of our home is some 17 feet from our neighbor's lot. Our proposed addition will conform to the integrity of the original house so that the addition should look as if it had always been a part of the house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Brooke Petzoldt-Green
Signature

Brooke Petzoldt-Green
Name - Type or Print

applicant's wife, not home owner

Jeffrey R Green
Signature

Jeffrey R Green
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of 1, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brooke Petzoldt-Green & Jeffrey R Green
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-9-01
Date

[Signature]
Notary Public
My Commission Expires 5-29-02

REU 09/15/98
ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 120 Sanford Avenue
which is presently zoned P.R.-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3.c.1 to permit a side yard setback of 5 1/2 ft. and a side yard combination of 1 1/2 ft. in lieu of the required 15 ft. and 40 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Jeffrey R Green
Name - Type or Print _____

Jeffrey R Green
Signature _____

Name - Type or Print only 1 owner

Signature day & eve.

120 Sanford Ave 410 744 6509
Address _____ Telephone No. _____

Catonsville MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-274-A

REV 9/15/98

Reviewed By BR Date 01/20/01

Estimated Posting Date 01/21/01

ZONING DESCRIPTION FOR 120 SANFORD AVE.

Beginning for the same on the West side of Sanford Avenue forty feet wide at the distance of 440 feet South from the Southwest corner of Sanford and Magruder Avenues, said point of beginning being at the Southeast corner of Lot No. 18 on John S. Wilson's Plat of his land lying on Sanford Avenue and running thence Southerly on the West side of said Avenue 40 feet to the North side of Lot No. 20 on said Plat, thence Westerly bounding on said North line 130 feet to the Western outline of the whole property, than Northerly on said outline 40 feet to Lot No. 18 and thence Easterly bounding thereon 130 feet to the place of beginning. The improvements thereon being known as No. 120 Sanford Avenue and located in the first Election District, the first Councilman District.

01-274-A

274

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 90613

DATE 1/10/01 ACCOUNT Recy-6150

AMOUNT \$ 50.00

RECEIVED FROM: David A. Green

FOR: Zachary Green

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 274

PAID RECEIPT

PAYMENT ACTUAL
1/10/2001 1/10/2001 09:45:24

REG 1504 BACHTER SMITH SMITH
DEPT C 520 ZONING VERIFICATION
Receipt # 134277
CR NO. 090613

Receipt Tot. 50.00
50.00 CR 00.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 01-274-A

Petitioner/Developer GREEN, ETAL

Date of Hearing/Closing: 2/5/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #120 SANFORD AVE

The sign(s) were posted on _____

1/13/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE #01-274-A

TO PERMIT A SIDEYARD SETBACK OF 5 1/2 FEET
AND A SIDEYARD COMBINATION OF 11 1/2 FEET IN
LIEU OF THE REQUIRED 15 FEET AND 40 FEET
RESPECTIVELY
#120 SANFORD AVE (GREEN)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED THAT

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-274-A

Petitioner: Brooke Petzoldt-Green

Address or Location: 120 Sanford Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey R. Green

Address: 120 Sanford Ave.

Catonsville, MD 21228

Telephone Number: 410 744 6509

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 274 -A

Address 120 Sanford Ave.

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 01/10/01

Posting Date: 01/21/01

Closing Date: 02/05/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 274 -A

Address 120 Sanford Ave

Petitioner's Name Jeffrey & Brooke Green

Telephone 410-744-6509

Posting Date: 01/21/01

Closing Date: 02/05/01

Wording for Sign: To Permit a side yard setback of 5 1/2 ft. and a side
yard combination of 11 1/2 ft. in lieu of the required 15 ft. and
40 ft. respectively.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 5, 2001

Jeffrey R Green
120 Sanford Avenue
Catonsville MD 21228

Dear Mr. Green:

RE: Case Number: 01-274-A, 120 Sanford Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 12, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2001
Item Nos. 270, 273, 274, 275, 276,
277, and 278

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 22, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

270, 273, 274, 275, 276, 277, and 278

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB/RBS*

DATE: January 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 22, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
271	600 Middle River Road
272	1102 Hart Road
273	602 Fuselage Avenue
274	120 Sanford Avenue
276	7439 Prince Georges Road
277	6624 Baltimore National Pike
278	1141 & 1143 Lake Avenue

AV
2/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 120 Sanford Avenue

JAN 28

INFORMATION:

Item Number: 01-274

Petitioner: Jeffery R. Green

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that no historic review is required. However, from the petitioner's description of the house, it appears that the house may be a contributing historic structure in a potential National Register district in Catonsville. The petitioner may contact Kimberly Abe in the Office of Planning at 410-887-3495 to obtain information on potential tax credits.

Prepared by: Mark A. Coughlin

Section Chief: Jeffery W. Long
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.24.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 274 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

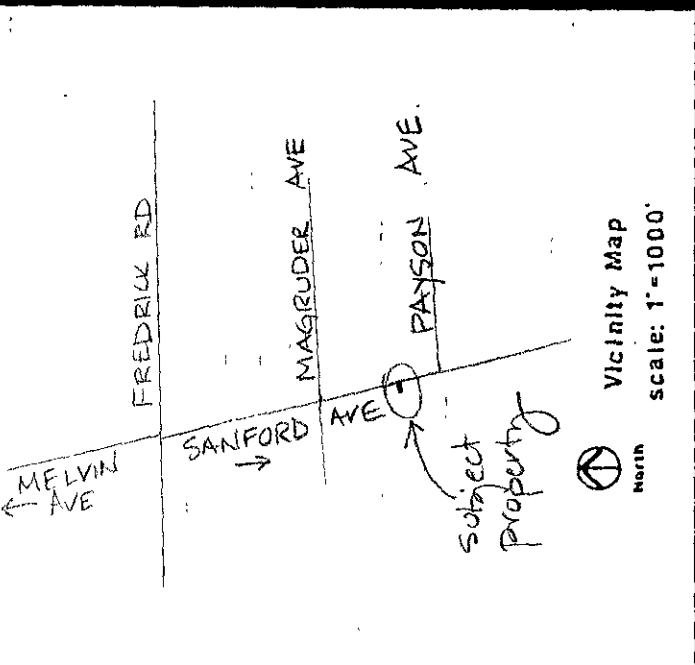
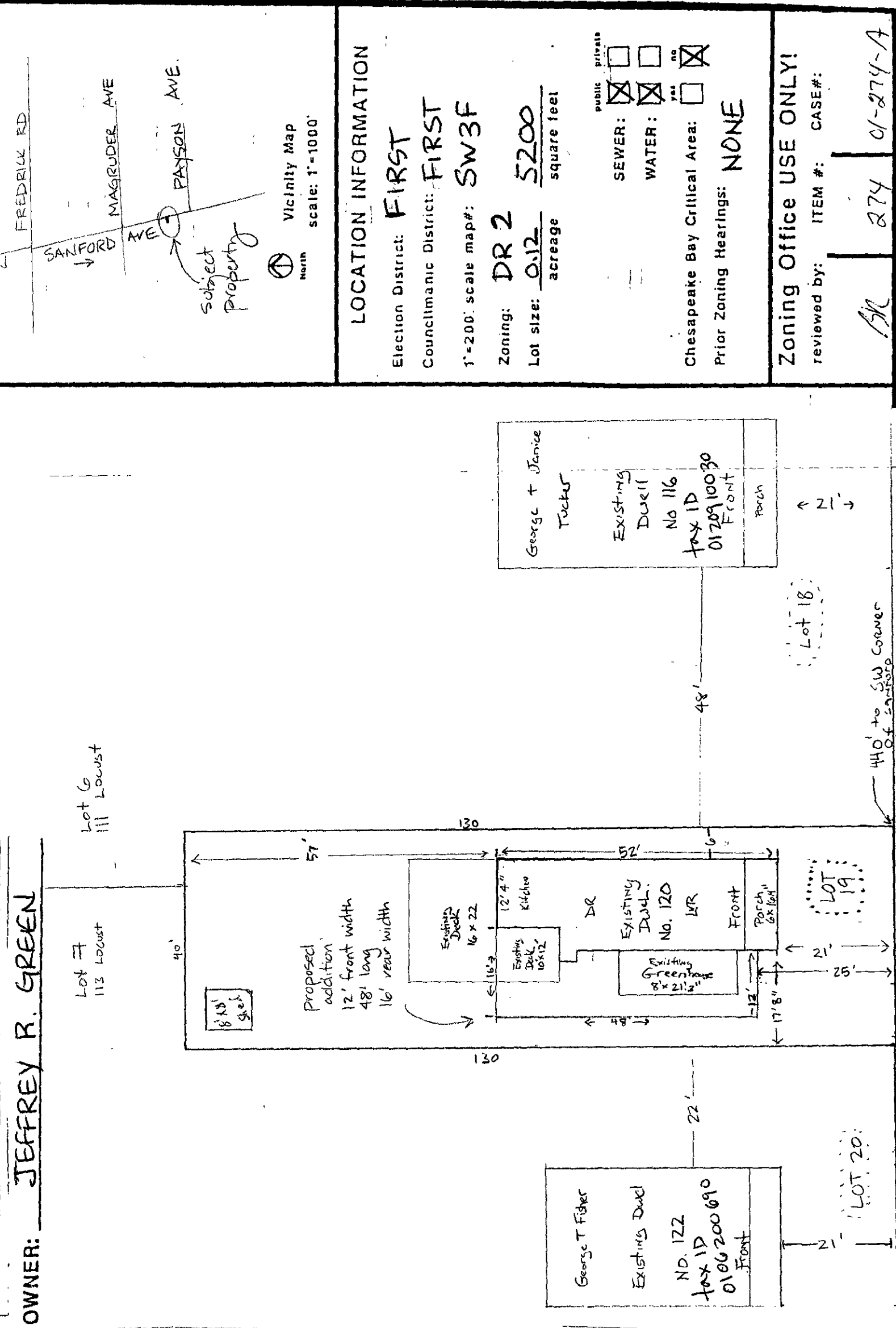
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 120 SANFORD AVENUE

Subdivision name: _____, plat book # _____, folio # _____, section # _____

OWNER: JEFFREY R. GREEN



LOCATION INFORMATION

Election District: **FIRST**

Councilmanic District: **FIRST**

1"=200' scale map#: **SW3F**

Zoning: **DR 2**

Lot size: **0.12** acreage **5200** square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ No ☒ Yes

Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!

reviewed by: **SM** ITEM #: **274** CASE#: **01-274-A**

date: Jan. 9, 2001

prepared by: Jeff Green

scale: 1" = 20'

SANFORD AVENUE

Lot 113

Lot 116

Lot 119

Lot 120

Lot 121

Lot 122

Lot 123

Lot 124

Lot 125

Lot 126

Lot 127

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01-274-A



01-274-A



SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		CATONSVILLE	SW 3-F

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#274
PHOTOGRAPHIC MAP